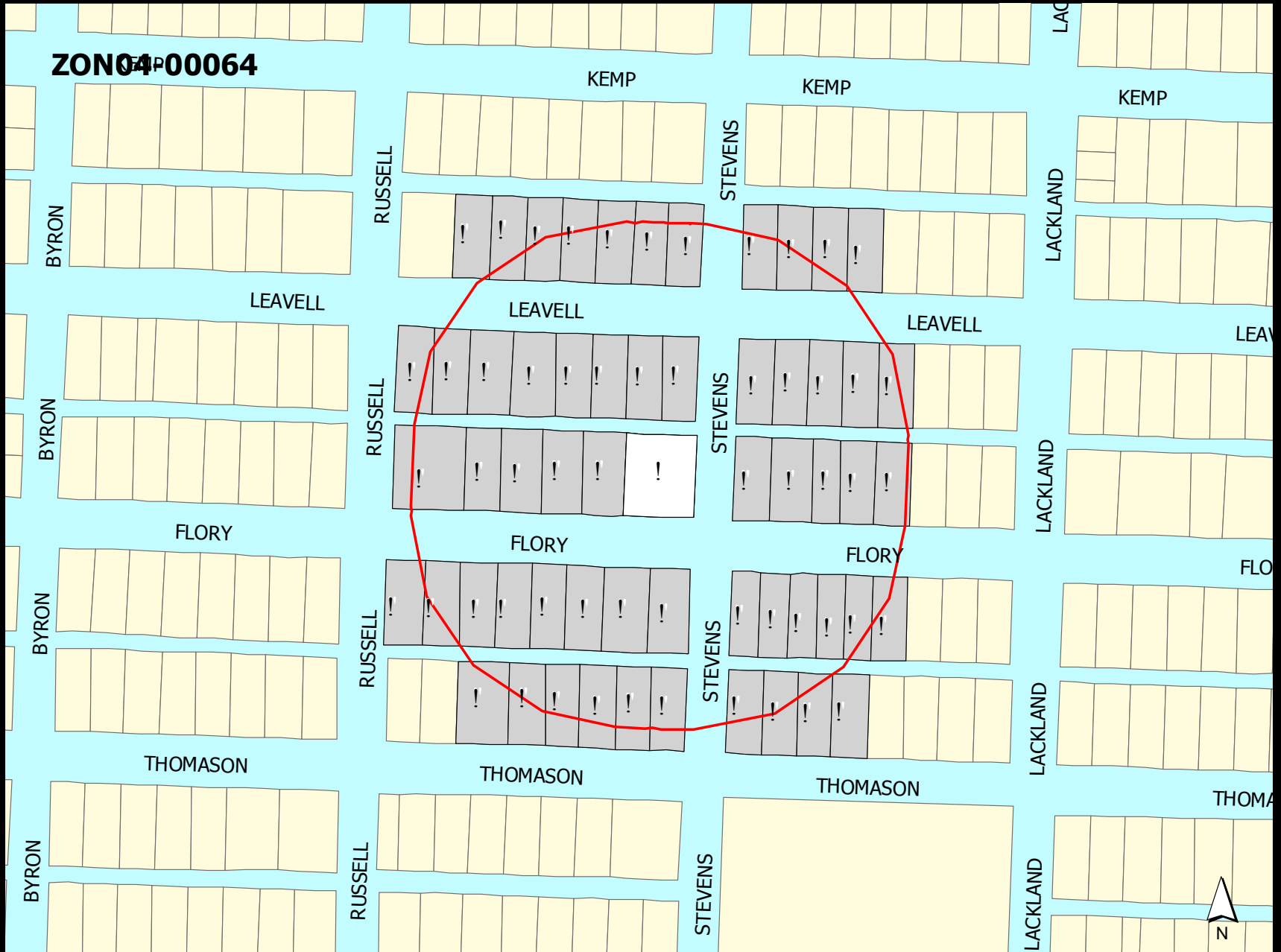


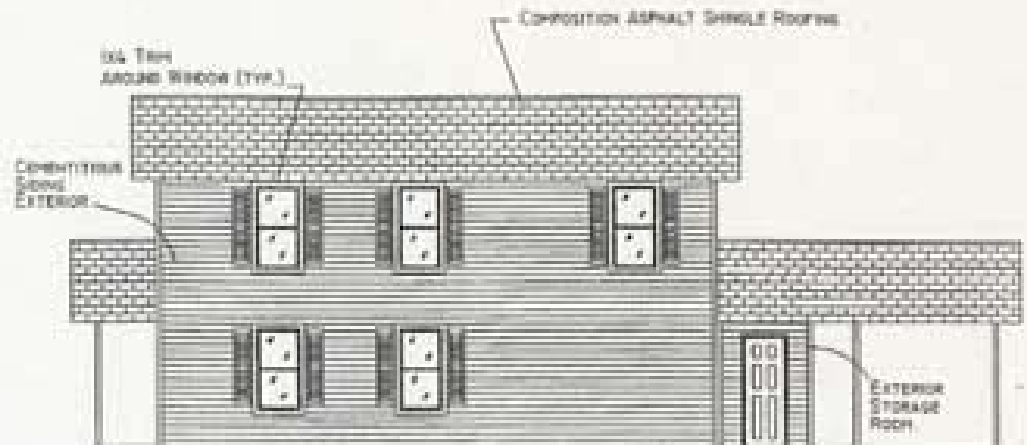
ZON04-00064



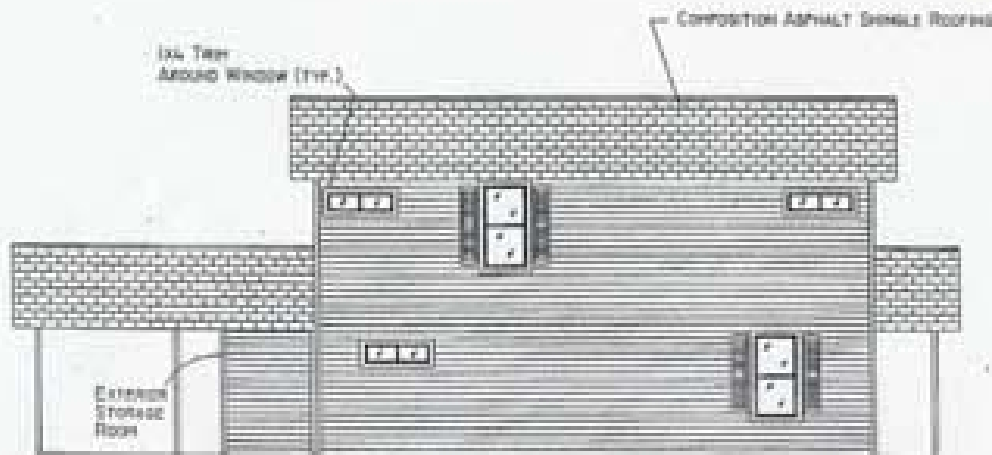




FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



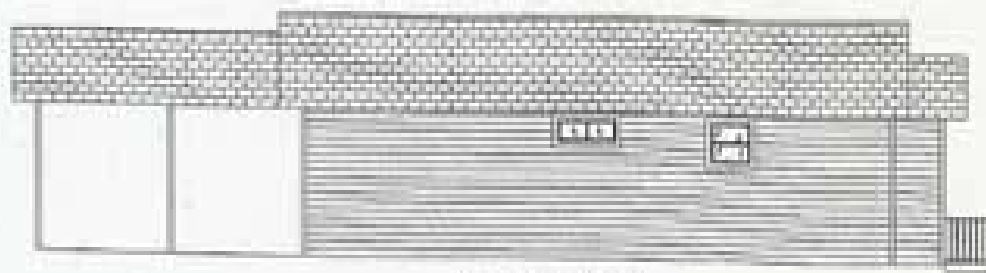
REAR ELEVATION

BUILDING ELEVATIONS

NO SCALE

Exterior Elevations

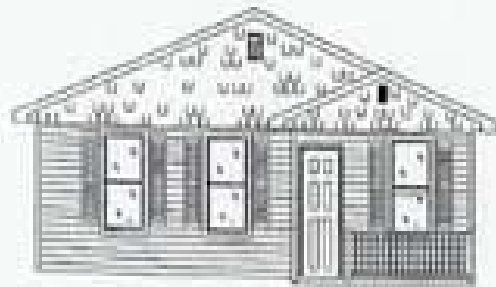
Sheet 4	Revision
Owner: Windridge Properties, LP	
Des. Date:	
Scale: as shown	
Drawn by: RJK	



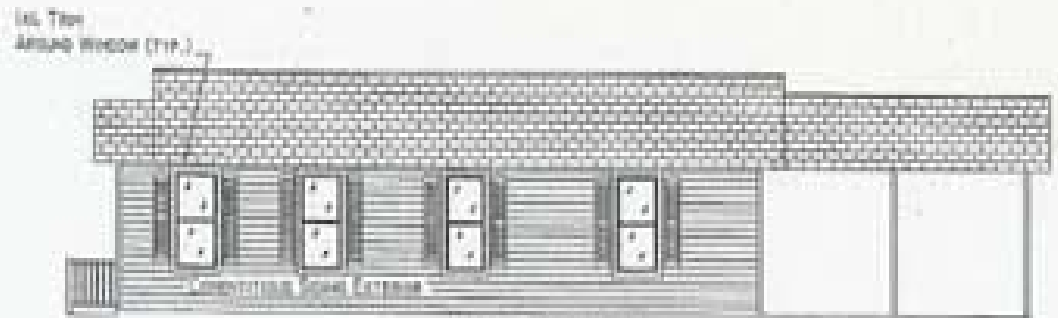
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

ZON04-00064



ZON04-00064



ZON04-00064



ZON04-00064

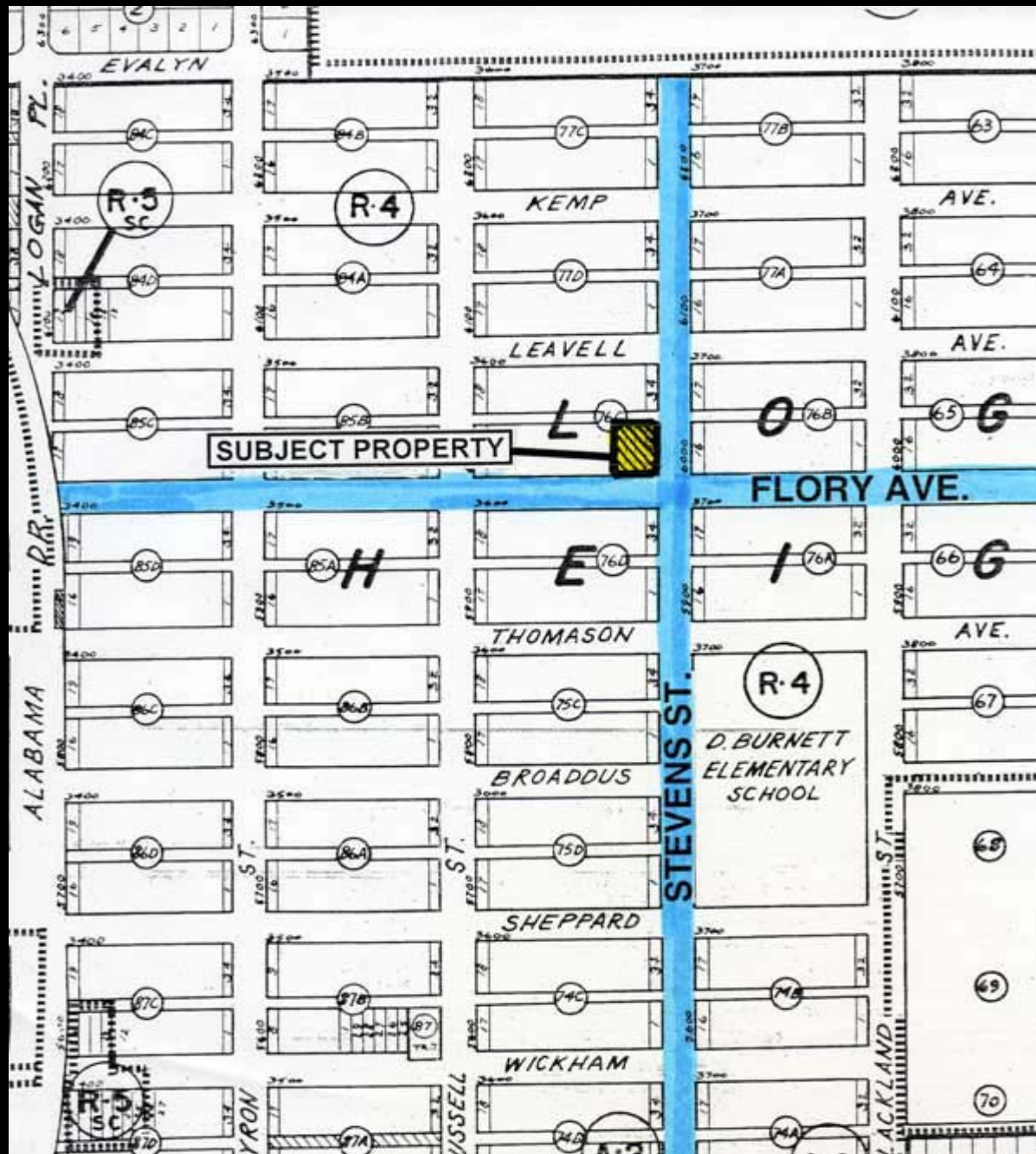


ZON04-00064



ZON04-00064





J.G.

"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



04 SEP 30 AM 8:00

**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: Council Agenda Item (Ordinance)
Introduction: Oct. 5, 2004
Public Hearing: Oct. 26, 2004

DATE: September 27, 2004

The following item has been scheduled for City Council action as noted above.
Relevant information is attached. If you have any questions, please contact me at 541-4631.

A. AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00064, TO ALLOW FOR INFILL DEVELOPMENT ON LOTS 1 - 4, BLOCK 76C, LOGAN HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS (FLORY AVENUE & STEVENS STREET), PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: WINDRIDGE PROPERTIES / REPRESENTATIVE: JOHNNY MCFARLIN, 1340 BELVIDERE, EL PASO, TX 79912 (DISTRICT 2)

Office Use Only		
Mayor's Office (2 copies):	date: _____	time: _____ by: _____
Representative District 1:	date: _____	time: _____ by: _____
Representative District 2:	date: _____	time: _____ by: _____
Representative District 3:	date: _____	time: _____ by: _____
Representative District 4:	date: _____	time: _____ by: _____
Representative District 5:	date: _____	time: _____ by: _____
Representative District 6:	date: _____	time: _____ by: _____
Representative District 7:	date: _____	time: _____ by: _____
Representative District 8:	date: _____	time: _____ by: _____
City Attorney's Office:	date: _____	time: _____ by: _____

C: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.;
Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: Sep. 28, 2004

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: **ZON04-00064:** Lots 1-4, Block 76C, Logan Heights
LOCATION: Flory Ave. and Stevens St. (District 2)
PROPOSED USE: Infill development to permit single-family residential homes
on reduced lots
ZONE: R-4 (Residential)

The City Plan Commission (CPC), on Sep. 16, 2004, voted 5-0 to recommend **APPROVAL** of ZON04-00064, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request for infill development protects the best interest, health, safety and welfare of the public in general; and that single-family residences are compatible with adjacent land uses.

There was **OPPOSITION** to this request.

Attachment: Staff Report

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00064, TO ALLOW FOR INFILL DEVELOPMENT ON LOTS 1 - 4, BLOCK 76C, LOGAN HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS (FLORY AVENUE & STEVENS STREET), PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Windridge Properties** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development conforming with Section 20.08.207 of the El Paso Municipal Code;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-4 (Residential)** District:

Lots 1 - 4, Block 76C, Logan Heights, El Paso, El Paso County, Texas; which is municipally known as Flory Avenue & Stevens Street; and

2. That infill development is authorized by Special Permit in **R-4 (Residential)** districts under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for infill development under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the

R-4 (Residential) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan, is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00064** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this day of **October, 2004**.

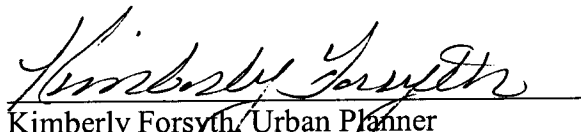
THE CITY OF EL PASO

Joe Wardy
Mayor

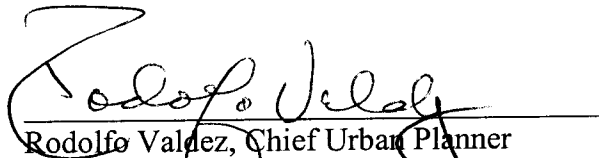
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:




Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Atty.

AGREEMENT

Windridge Properties, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **R-4 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 23 day of September, 2004.

Applicant: Windridge Properties

By: Windridge Properties

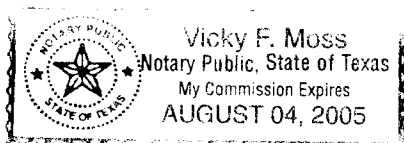
Name: Lisa McFarlin

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 23 day of September, 2004, by Lisa McFarlin, for **Windridge Properties**, as Applicant.

My Commission Expires:



Vicky F. Moss

Notary Public, State of Texas

Notary's Printed or Typed Name:

Vicky F. Moss

STAFF REPORT

Special Use Permit #: ZON04-00064

Property Owner(s): Windridge Properties

Applicant: Lisa McFarlin

Representative: Same

Legal Description: Lots 1-4, Block 76C, Logan Heights

Location: Flory and Stevens

Representative District: #2

Area: 12,000 sq. ft.

Zoning: R-4 (Residential)

Existing Use: vacant

Proposed Use: Single-family residential with reduced lot sizes


Surrounding Land Uses:

North -	R-4 (Residential) / single family residential
South -	R-4 (Residential) / single family residential
East -	R-4 (Residential) / single family residential
West-	R-4 (Residential) / single family residential

Year 2025 Designation: Residential (Central Planning Area)

**CITY PLAN COMMISSION HEARING, SEPTEMBER 16, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**



	<p>SCALE</p>	<p>GENERAL LOCATION MAP</p>	<p>CASE NUMBER</p>
<p>NORTH</p>	<p>1" = 300'</p>		<p>ZON04-00064</p>

Special Use Permit: ZON04-00064

General Information:

The applicant is requesting a special permit to allow for infill development; three single-family houses on reduced lots. The infill development ordinance requires that the owner satisfy two or more location criteria and this application meets two; that 10% of the structures in the recorded subdivision are vacant or abandoned, and the property is in a 30 year or older subdivision.

The property is currently zoned R-4 (Residential). The site is currently vacant and is 12,000 sq. ft. size. The proposed site plan shows three single-family houses to be located on the site, two units with 1,224 sq. ft. in size and one unit with 1,320 sq. ft. Access is proposed via driveways from the alley abutting the lots. There are no zoning conditions currently imposed on this property.

The infill ordinance permits a 50% increase in the maximum density of the base zoning district. The maximum density for R-4 is 12.44 units per acre ($43,560/7,000 \times 2$) or a minimum lot size requirement of 3,501 sq. ft. per dwelling unit. A 50% increase would allow 18.66 units per acre or a minimum lot size of 2,334 sq. ft. per dwelling unit. This site is 12,000 sq. ft. with 3 proposed units or 4,000 sq. ft. per dwelling unit.

Information to the Commission:

The Planning Dept. has received one call and two letters in opposition of this request.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends APPROVAL of this special permit request for infill development.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “develop a balanced mix and complete community which contains a mix of land uses and densities, housing types and styles” and “provide a wide range of housing styles that respond to the needs of all economic segments of the community”

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for **Residential** land uses.

R-4 (Residential) zoning permits infill development, including single-family residences on reduced lots by special permit.

The Commission must determine the following:

Will the special permit for single-family development on reduced lots protect the best interest, health, safety and welfare of the public in general?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Alley must be paved if used for access.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns. Alley must be paved if used for access.

Fire Department Notes:

No adverse comments.

El Paso Water Utilities Notes:

See Enclosure 2.

Planning, Research & Development Department Notes:

- A. Recommend approval of the special permit for infill development to permit single-family houses on reduced lots.
- B. Proposed development conforms to the Plan for El Paso and is compatible with adjacent single-family residential properties.

ATTACHMENT: Site Plan; Enclosure 1, Enclosure 2, Opposition.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT AT (915) 541-4024.

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: PLANNING DEPARTMENT

DATE: May 14, 2004

FROM: Engineering Department

ADDRESS: Flory Ave. & Stevens St.

ATTN: Kimberly Forsyth, Fred Lopez,
or Jorge Rousellin, Urban Planners

PROPOSED USE: Single Fam. Res.

CASE NO.: ZON04-00064

ZONE: R-4

REQUEST: Special Use Permit review – 3000 sq. ft. lots

LEGAL DESCRIPTION: Blk 7k6C, Lots 1-4, Logan Heights

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☐ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel 37 B. Alley needs to be paved and ADA accessible routes provided.



Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: 5

HME

DHCC Action:

Approved. _____

W/ Modification(s) _____

Denied _____ Reason _____

Tabled _____ Until _____ Week(s)

No. Times Tabled _____



INTEROFFICE MEMORANDUM

To: Kimberly Forsyth
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: May 04, 2004

Subject: **ZON04- 00064 (Special Use Permit)**
Block 76C, Lots 1 – 4, Logan Heights.

Location: Corner of Stevens Street and Flory Street.

Present: R-4 (Residential); vacant.

Proposed Use: single family residential with reduced lot sizes.

We have reviewed the site plan described above and provide the following comments:

General

Water and sanitary sewer mains exist along the public right-of-ways and are available for service.

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.

6-3-04

To whom this may concern,

We protest the building of a 4 family unit at the corner of Flory and Stevens described as lots 1-4, Block 76 C, Logan Heights. Case # 201104-00064.

My father Lauro T Santa Ana has lived in this house & bought it in 1956. He is now 91 years old and has alzheimers. He needs peace & quiet which we now have. I believed this addition to the neighborhood would bring a lot of excessive noise & problems which we do not have at this time. We live directly behind the property. I am my dad's representative

& live in his house & care for him. Please consider our request. My dad does not speak read or write. So I am in charge of household. My family lives in house also. Thank You

Representative & Daughter of Lauro T Santa Ana
Lydia Page
3628 Leavitt Ave

June 14, 2004

City Plan Commission c/o Planning, Research and Development
2nd Floor, City Hall
2 Civic Center Plaza
El Paso, Texas 79901

Ref case no: ZON04-00064

My name is Maria Sandra Martinez who owns and resides at 3612 Flory Ave, 79904, would like to address the case number above. I am against the request from Windridge Properties to build on Lots 1-4, Block 76C, Logan Heights the four single-family houses which would bring the value of the current homes around that area down, due to you will have people that would be renting instead of buying the homes. Renters usually destroy the property they rent, since it does not belong to them. I would rather have one home built which would mean a serious home owner would invest in and take care of, keeping the value of the homes up instead of down.

Hope you take this matter into consideration and do not allow for the low cost homes to be built.

Sincerely,



Maria Sandra Martinez

79904 00064

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO MUNICIPAL CODE, BY ADDING INFILL DEVELOPMENT AS A USE PERMITTED BY SPECIAL PERMIT IN CHAPTERS 20.12 (R-1, R-2, R-2A, R-3 AND R-3A RESIDENTIAL DISTRICTS), 20.14 (R-4 AND R-5 RESIDENTIAL DISTRICTS), 20.20 (A-1 APARTMENT DISTRICT), 20.22 (A-2 APARTMENT DISTRICT), 20.24 (A-3 APARTMENT DISTRICT), 20.28 (A-O APARTMENT/OFFICE DISTRICT), 20.30 (A-3/O APARTMENT/OFFICE HIGH DENSITY DISTRICT), AND 20.32 (A-M APARTMENT AND MOBILE HOME PARK DISTRICT), AND AMENDING CHAPTER 20.08 (GENERAL DESIGN AND USE REGULATIONS) TO ADD USE RESTRICTIONS FOR AUTHORIZED INFILL DEVELOPMENT, THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE CODE.

WHEREAS, the zoning regulations of the City of El Paso have been established for the purpose of promoting the health, safety, morals and the general welfare of its citizens; and

WHEREAS, the zoning regulations have been adopted in accordance with *The Plan for El Paso*, the City's comprehensive plan; and

WHEREAS, the El Paso City Council is evaluating opportunities for managing growth with appropriate controls within the community; and

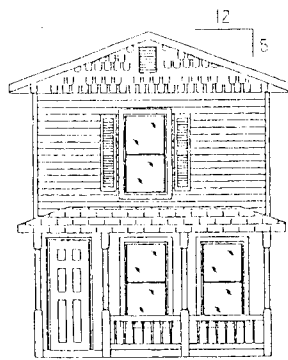
WHEREAS, it has been determined that not all problems of growth are to be solved by limiting the scope, program or location of development, but rather by encouraging the utilization of existing infrastructure through urban infill and redevelopment; and

WHEREAS, to create immediate economic activity in these older areas of the City through future urban infill efforts, a modification of the existing land use regulations is necessary to reduce the magnitude of constraints that inhibit the density and mix of uses that will allow such developments; and

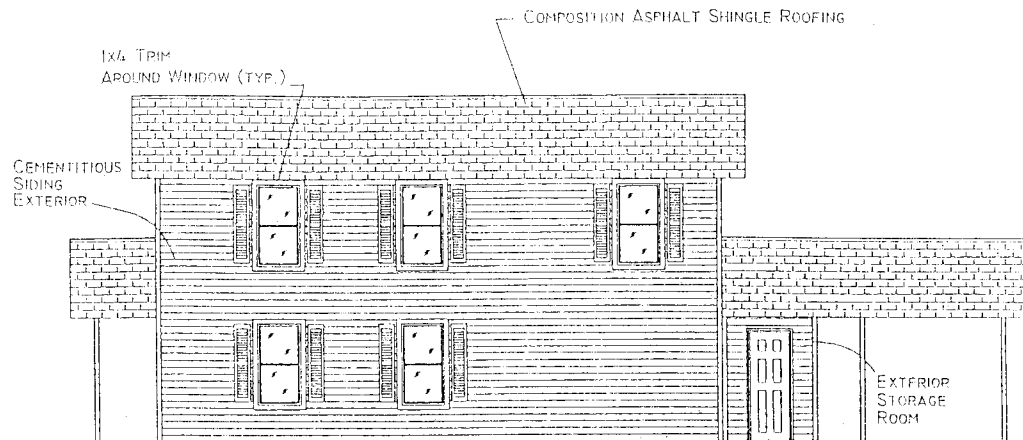
WHEREAS, the El Paso City Council has requested that a modification to the zoning regulations be made to encourage infill growth as a desirable growth strategy; and

WHEREAS, the proposed regulations have been forwarded to the Development Coordinating Committee, the Building & Zoning Advisory Committee, and the City Plan Commission for review and each has recommended the adoption of the regulations as herein enumerated for infill development; and

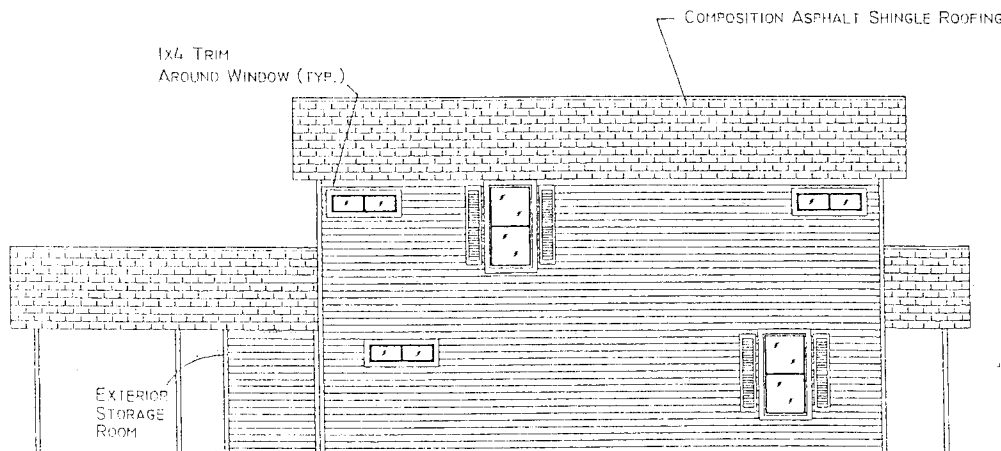
WHEREAS, the El Paso City Council finds that the adoption of the regulations for infill development contained within the El Paso Municipal Code as herein enumerated will have no



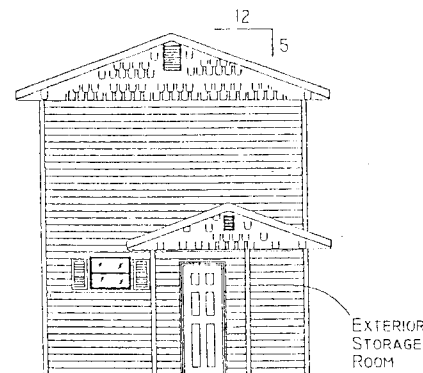
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

BUILDING ELEVATIONS

NO SCALE

Exterior Elevations

Sheet 4

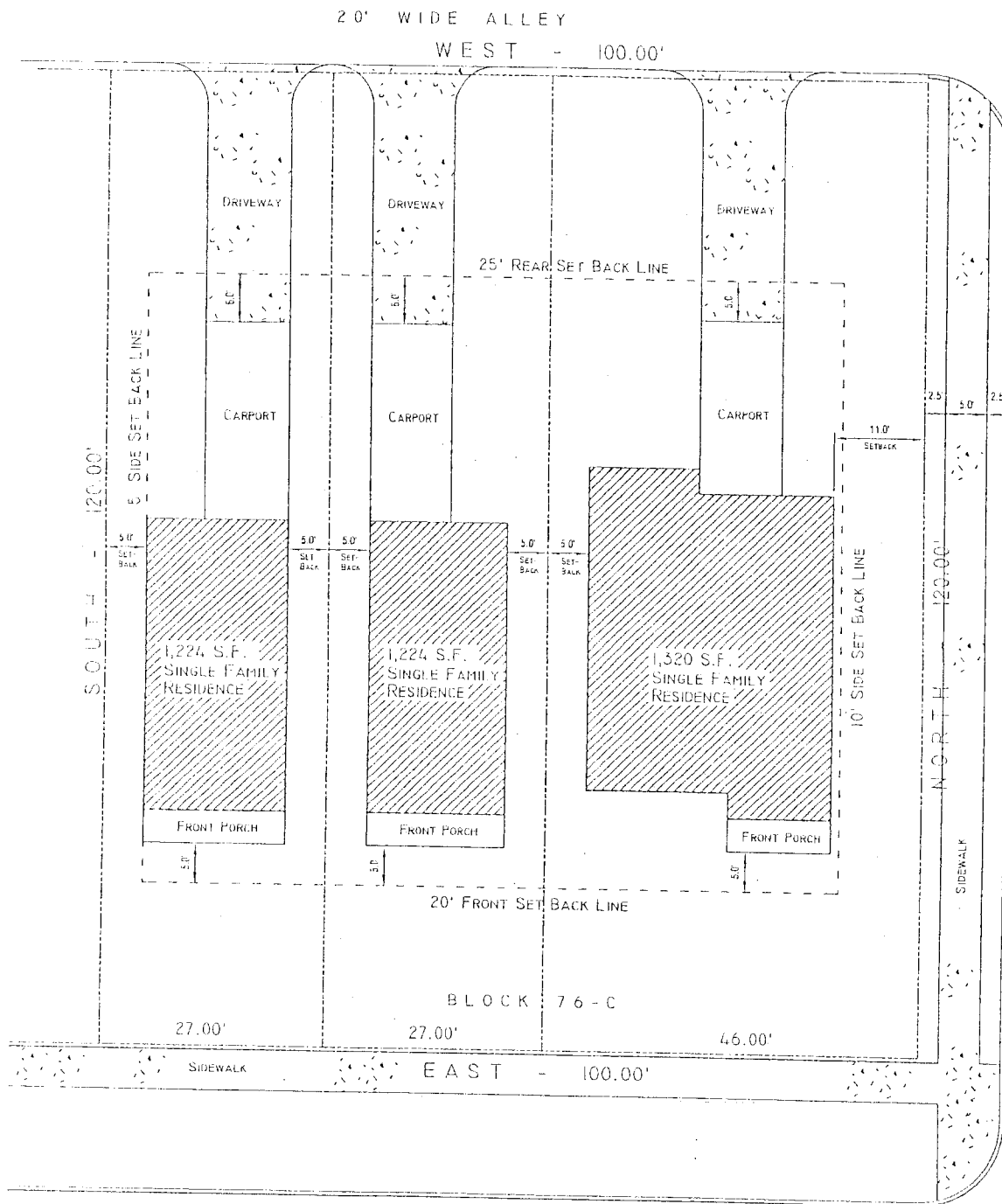
Owner: Windridge Properties, LP

Dwg. Date:

Scale: as shown

Drawn By: RKK

Revision Record



LOTS 1 - 4, BLOCK 76 C
LOGAN HEIGHTS ADDITION
CITY OF EL PASO, TEXAS

Development Layout

Sheet No.:

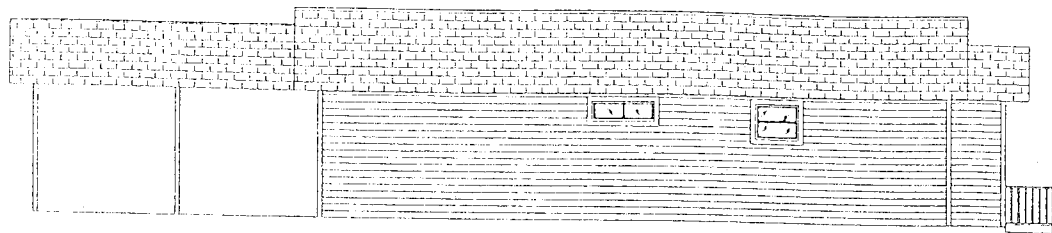
Revision Record

Owner: Windridge Properties, LP

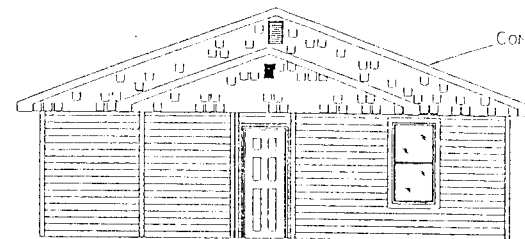
Dwg. Date: July 12, 2004

Scale: 1/16" = 1'-0"

Drawn By: RKK

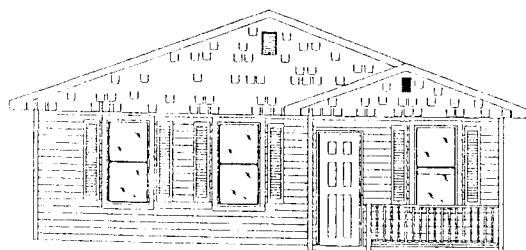


LEFT ELEVATION



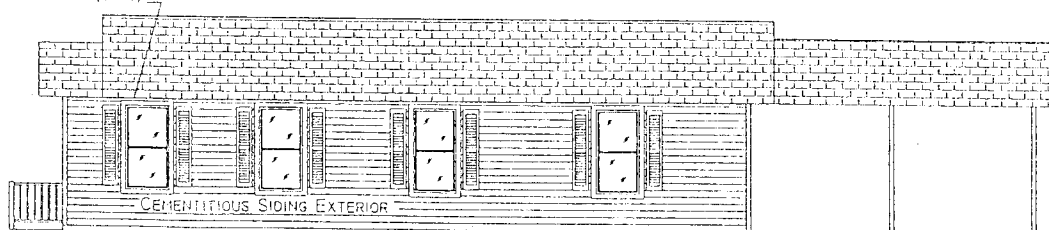
COMPOSITION ASPHALT SHINGLE ROOFING

REAR ELEVATION



FRONT ELEVATION

1X4 TRIM
AROUND WINDOW (TYP.)



CEMENTITIOUS SIDING EXTERIOR

RIGHT ELEVATION

BUILDING ELEVATIONS

NO SCALE

Exterior Elevations

Sheet No.:	Revision Record
Owner: Windridge Properties, L.P.	
Dwg. Date: .	
Scale: as shown	
Drawn By: RKK	

negative impact upon the public health, safety, morals and general welfare of the City, and that the zoning regulations as amended will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Chapters 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), 20.14 (R-4 and R-5 (Residential Districts), 20.20 (A-1 Apartment District), 20.22 (A-2 Apartment District), 20.24 (A-3 Apartment District), 20.28 (A-O Apartment/Office District), 20.30 (A-3/O Apartment/Office High Density District), and 20.32 (A-M Apartment and Mobile Home Park District) shall be and hereby are amended by adding the following use, each under Uses permitted by special permit and reading as follows:

“Infill development conforming with Section 20.08.207;”

2. That Chapter 20.08 (General Design and Use Regulations) shall be and hereby is amended by adding Section 20.08.207 (Infill development) which shall read as follows:

Section 20.08.207 Infill Development.

The provisions of this Section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects; encourage infill development by simplifying procedures for plan approval; permit the conversion or adaptive reuse of buildings and properties; encourage planning and design flexibility and innovations; create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses; and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

A. Location criteria. An infill development may be designated for any property on which at least two (2) of the following factors are present: the property is wholly or partially located within a designated tax increment financing district; or the property is wholly or partially located within a designated state or federal enterprise zone; or the property is wholly or partially located within an empowerment zone; or the property is wholly or partially located within a designated redevelopment area pursuant to Section 20.64.175 (Parking reductions) of this Title; or the property is located within a designated historic district; or the property and those within a three hundred (300) foot radius have an average Physical Condition Factor (PCF) rating equal to or less than 0.65 as determined by the El Paso Central Appraisal District, and is determined blighted per adopted methodology of the City to qualify areas for particular funding streams; or at least ten (10) percent of the structures within the legally recorded subdivision on which the property is situated are

abandoned or vacant; or the property is within an older neighborhood of the City, an older neighborhood of the City defined as a legally recorded and developed subdivision for at least thirty (30) years; or at least ten (10) percent of the lots or structures within the recorded subdivision on which the property is situated are subject to tax liens filed of record in the Official Records for Real Property of El Paso County. Where an infill development is able to satisfy only one (1) of the preceding factors, and upon a recommendation of the Development Coordinating Committee, an applicant shall be allowed to make a formal request to City Council to waive the two (2) factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by City Council, at least one (1) location factor shall be met. For purposes of this Section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.67 (Historic Landmark Preservation) of this Title, and shall not be waived by any provision of this Section.

B. Use regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses, and prohibited uses pursuant to a specific area plan adopted by the City Council.

C. Setback provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to 100% for an infill development as approved by City Council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

D. Parking. The minimum parking requirements enumerated in Chapter 20.64 (Off-Street Parking and Loading Requirements) of this Title shall be automatically reduced by fifty (50) percent for any use within a designated infill development.

E. Design. Unless otherwise approved by City Council, any construction permitted pursuant to this Section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined by showing that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape, and setbacks.

F. Landscaping. The landscape standards contained within Title 20 (Zoning) of the El Paso Municipal Code shall apply to an infill development; provided, however, that the Zoning Administrator may waive wholly or partially the landscape requirement in instances where the size, configuration or topography of the site will not reasonably accommodate compliance with the standards.

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty (50) percent for an infill development as approved by City Council.

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

3. Except as herein amended, Title 20 (Zoning) of the El Paso Municipal Code shall remain in full force and effect.

PASSED AND APPROVED this 16th day of December 2003.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda D. Momsen
Municipal Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

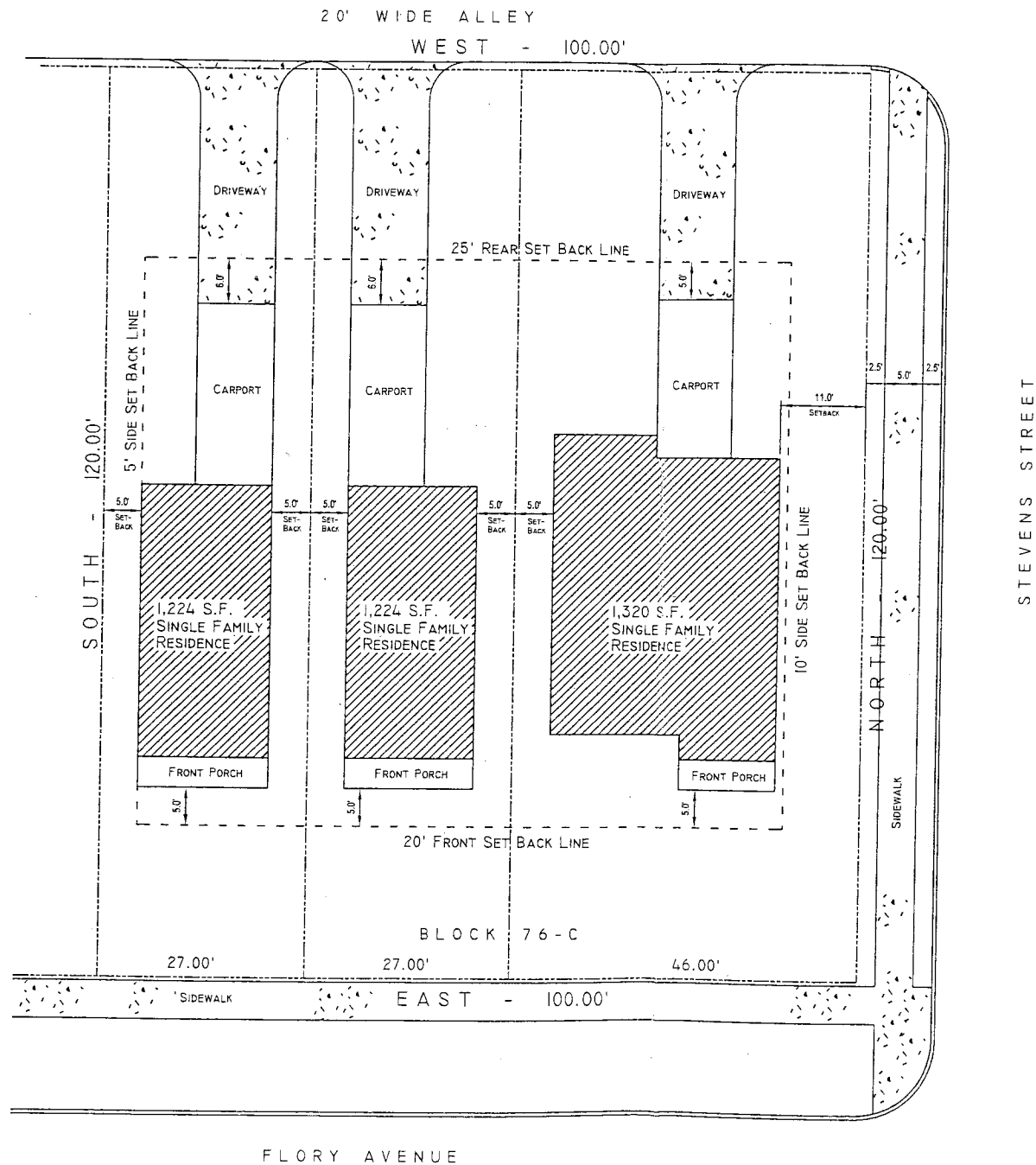
Matt Watson
Asst. City Attorney

Patricia D. Adauto, Deputy CAO
for Building & Planning Services

ORDINANCE NO. _____

Approved 12/16/03

Exhibit "A"



DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL	
DATE	<i>July 12, 2004</i>
APPLICANT	<i>Windridge Properties, LP</i>
EXECUTIVE SECRETARY CITY PLAN COMMISSION	<i>[Signature]</i>
MAYOR	

20104-00064

LOTS 1 - 4, BLOCK 76 C
LOGAN HEIGHTS ADDITION
CITY OF EL PASO, TEXAS

Development Layout

Sheet No.:	Revision Record
Owner: Windridge Properties, LP	
Dwg. Date: July 12, 2004	
Scale: 1/16" = 1'-0"	
Drawn By: RKK	